

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
MAY 2, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Barrera, Tak, Shafer, Rodriguez, Connor

ABSENT: Carpenter, Guarino, Valenzuela, Salas, Zuniga

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- | | |
|----------------------|----------------------------|
| 1. Case No. 2008-132 | 1203 E. Crockett |
| 2. Case No. 2008-339 | 1003 S. New Braunfels Ave. |
| 3. Case No. 2012-133 | 2300 Broadway |
| 4. Case No. 2012-115 | 230 North Drive |
| 5. Case No. 2012-124 | 103 W. Grayson |
| 6. Case No. 2012-125 | 128 City St. |
| 7. Case No. 2012-131 | 1102 Avenue B |
| 8. Case No. 2012-127 | 143 Sexauer |

Commissioner Barrera pulled items 5 and 8 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Rodriguez and seconded by Commissioner Shafer to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Cone, Barrera, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2012-124

Applicant: Jonathan R. Card

Address: 103 W. Grayson

The applicant is requesting a Certificate of Appropriateness for approval to:

Remodel existing structures to prepare 'White Box' commercial building for future operation. Function is still to be determined.

1. Install new electrical and plumbing.
2. Demolish existing wood framed buildings between two existing masonry structures.
3. Re-roof existing masonry structures with corrugated galvalume panels.
4. Add porches to existing masonry structures with steel columns and beams and wood rafters.
5. Add ADA restrooms at interior of north building and ADA accessible walks and steps on site.
6. Add a garage door facing the river on the north building.
7. Add a guard rail at the east side of the property along the RiverWalk. (No access to the property from the RiverWalk is currently proposed, but may be proposed by the tenant in future.)
8. Remodel south building to be code compliant for future use as a bar.
9. Remove concrete walks and paving on RiverWalk side of buildings and install permeable decomposed granite paving where impervious cover is removed. The demolished concrete will be reused onsite in a rubble wall which will also incorporate other masonry components.

The applicant will maintain the existing monument masonry wall and the urban art and Ram portrait on the south building. The applicant plans to keep as many features of the existing buildings as possible. All new materials will mimic or relate to existing materials.

COMMISSION ACTION:

The motion was made by Commissioner Barrera and seconded by Commissioner Shafer to approve with the stipulation that the art work return to the committee for review.

AYES: Cone, Barrera, Tak, Shafer

NAYS: Rodriguez, Connor

THE MOTION PASSED.

8. HDRC NO. 2012-127

Applicant: Leticia V. Huerta

Address: 143 Sexauer

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a new residence on an empty lot to be approximately 864 square feet. The house will be one story and will measure 24' wide and 36' deep. It will have a 48' front yard setback, a 30' rear yard setback, and 9' side yard setbacks. The exterior of the home will have rough-sawn plywood siding and will be painted light green. It will have bronze colored aluminum windows with a faux divided six over six configuration and a brown asphalt shingle roof. There will be a 4' by 6' poured concrete stoop in front of the front door with an awning above.

COMMISSION ACTION:

The motion was made by Commissioner Barrera and seconded by Commissioner Rodriguez to approve with the stipulation that the applicant return for final approval based on the sketch provided 5/2/12.

AYES: Cone, Barrera, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

9. HDRC NO. 2008-271

Applicant: Charles Schubert

Address: 102 Constance

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Add to existing stucco house with 12" thick limestone walled living and dining rooms, board and batten kitchen and garage, and stucco at two new bedrooms. Addition will have standing seam galvanized roof, with wood doors and windows.
2. Enclose the existing front porch.
3. Add new concrete driveway and masonry entry walk.
4. Add new back patio with wood decking.

COMMISSION ACTION:

The motion was made by Commissioner Barrera and seconded by Commissioner Shafer to approve as submitted by the applicant.

AYES: Cone, Barrera, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2012-092

Applicant: Robert Kraemer

Address: 217 N. St. Mary's

The applicant is requesting a Certificate of Appropriateness for approval to:

Enclose all of the existing balconies on the hotel in order to enlarge the interior guest rooms. The existing railings of the balconies would be removed and the exterior space would be incorporated into the interior of the hotel. Fixed windows would be installed in place of the existing railings. The applicant has proposed installing windows with a horizontal mullion in order to give the windows a more human scale. The windows would be recessed from the face of the exterior wall by approximately 10". The glass will be non-reflective and tinted.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Barrera to approve as submitted.

AYES: Cone, Barrera, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2012-126

Applicant: Catherine Nored

Address: 134 Wickes

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace existing wood window sashes with Marvin all wood window sashes. The existing frames will be repaired.
2. Install a continuous skirt using HardiPlank Lap Siding, Select Cedarmill, to be painted Soft Suede in color.

The applicant has previously received approval to paint the exterior of the home Soft Suede.

COMMISSION ACTION:

The motion was made by Commissioner Rodriguez and seconded by Commissioner Connor to refer item 1 to an on site committee meeting. Approval of item 2 with staff's stipulation that the applicant install the material with the smooth side facing outward.

AYES: Cone, Barrera, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2012-128

Applicant: Joshua Wahl

Address: 245 E. Commerce

The applicant is requesting a Certificate of Appropriateness for approval to:

Install a fence adjacent to the existing parking lot facing East Commerce. The proposed fence will be 4' tall and will be constructed of steel to be painted light beige. The fence will extend the entire length of the parking lot along East Commerce Street, and will continue around the corner on Navarro for the length of the existing planting bed.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Barrera to refer to DRC.

AYES: Cone, Barrera, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2012-134

Applicant: John Colglazier

Address: 7300 Jones Maltsberger

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 600 square foot addition to accommodate the expansion of the kitchen. The addition will be located on the west elevation and will attach to the earlier addition, which was constructed in 1994. The new addition will be in keeping with the style and material of the 1994 addition.
2. Construct a 450 square foot addition on the east elevation to accommodate the patio expansion. The addition will be located on the north elevation and will attach to the earlier addition, constructed in 1994.
The new addition will be in keeping with the style and material of the 1994 addition.
3. Incorporate a drive-thru lane on the north side (rear) of the building.
4. Reconfigure the parking area on the north side of the site in order to accommodate the drive-thru lane.
5. Add additional parking spaces in front of the building on the east side of the property.
6. Restore and repair the historic Faux Bois fountain.
7. Replace existing wrought iron perimeter fence around the patio with a new 3' wrought iron fence.
8. Replace the existing concrete patio with a new poured concrete surface.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Barrera to approve Items 1, 2, and 7 with staff stipulations. Items 3, 4, 6, and 8 approved as submitted. Item 5 approved with the stipulation that the applicant provide a barrier.

AYES: Cone, Barrera, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

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- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:25 P.M.

APPROVED

A handwritten signature in black ink, appearing to read 'Tim Cone', written over the word 'APPROVED'.

Tim Cone
Chair